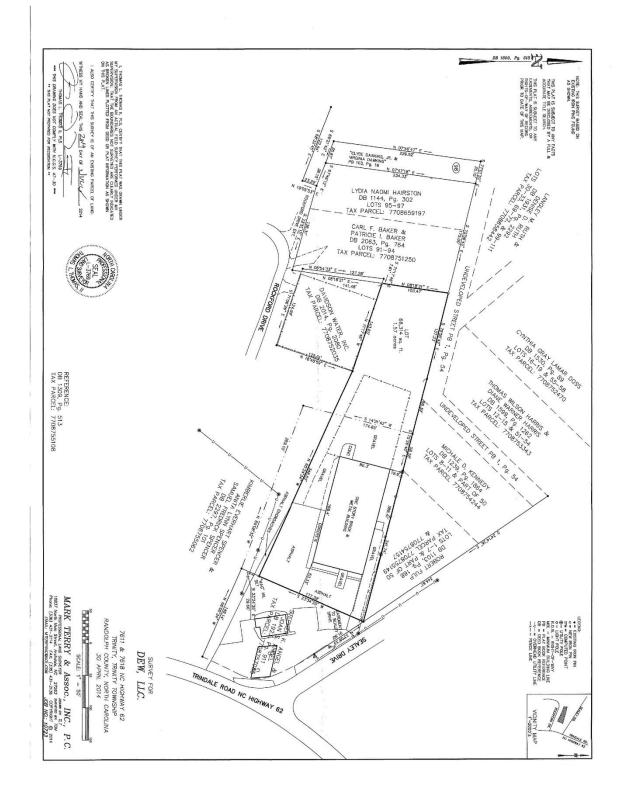


City of Trinity Planning and Zoning Department Rezoning Staff Report

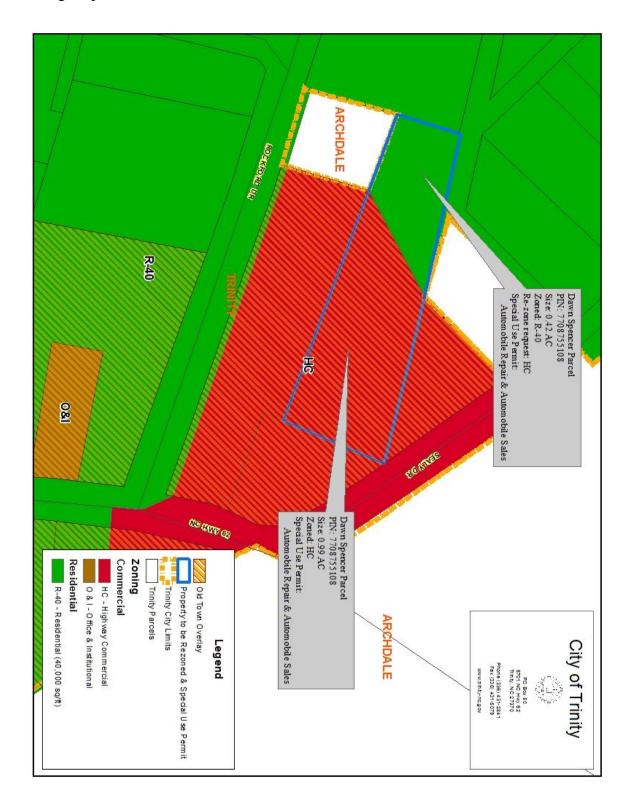
Case #Z10_27_2014_1

	Application	n Information
Application Date	August 20, 2014	
Requested by	Dawn Spencer, Wac	le Crabtree, & Donald L Spencer
Property Owner	Dawn Spencer	
	304 Wyndham Ave	
	High Point, NC, 272	265
Property Address	7611 & 7613 NC H	wy 62
PIN#	7708755108	
Request	Current:	Western Portion: R-40; Eastern Portion: HC
	Proposed:	Western Portion to HC.

	Public Hearing
Newspaper Notice	Planning and Zoning: Oct. 16 and Oct. 23, 2014
Property Posted	October 16, 2014
Mailed Notice	Planning and Zoning Board: October 21, 2014
	City Council:
	Adjoining Property Owners: List attached (attachment B)
Web Notice	October, 20, 2014
Planning and Zoning Board Public Meeting	October, 27, 2014
City Council Hearing	To be determined



	Zoning Information
Zoning History	
Application:	
Date:	N/A
Request:	N/A
Status:	N/A
Protest Petition:	N/A
Notes	This property was zoned by Randolph & City of Archdale prior to the city incorporating in 1997.
Overlays	
	Enclosed Facilities: All manufacturing, storage, wholesale, retail
Old Town Overlay	sales or similar uses, other than display areas for motor vehicles
	sales and plant nurseries, shall be conducted within an enclosed
	building except as otherwise provided.
Land Use	Current Land Use of Property: Vacant Building
	Surrounding Land Use
	North – 2 residential properties and 1 commercial business
	South – Water tower and vacant property.
	East – Service station
	West – Residential



Land Use Plan

	A I · CO ADI
	Analysis of Current Plans
Statement of Consistency with Adopted Plans:	The requested zoning, HC appears to be consistent with the land use plan.
Land Use Category:	Existing Zoning R-40
	Description: The R-40 Residential District is established for low density residential and agricultural purposes with some limited public, semi-public, and recreational uses permitted when they are compatible to low density residential developments.
	Proposed Zoning HC
	Description: The Highway Commercial District is established to provide for a compact neighborhood shopping district which provides convenience goods such as groceries and pharmacies and some types of personal services to the surrounding residential area. The regulations are designed to protect the surrounding residential districts and provide an appropriate community appearance. Parking and design of entrances and exits to businesses must be established in a manner to minimize traffic congestion.
	Appropriate Uses for HC:Automobile repair and automobile sales with approval of a special use permit.
Overlay District	Old Town Overlay District Enclosed Facilities: All manufacturing, storage, wholesale, retail sales or similar uses, other than display areas for motor vehicles sales and plant nurseries, shall be conducted within an enclosed building except as otherwise provided.
	Fencing: a. No Chain link fence shall be erected or constructed in any front yard. b. Chain link fences located in the side yard shall be screened by a row of evergreen trees selected from the list of Recommended Species. Trees shall have a minimum height of three feet (3') when planted and spaced four feet (4') apart.

c. Any decorative fencing or wall in the front yard shall not exceed four feet (4') and shall not obstruct a public street, intersection, sidewalk or right of way.

Lighting: A lighting plan shall be provided that shows the type, height and density of all outdoor lighting.

- **1. Fixtures:** Along entrances and pedestrian walkways lighting fixtures should minimize glare and address light trespass.
- **2. Minimize Impact**: When adjoining a residential district, lighting shall be designed so as not to create a nuisance for residents of adjacent properties. The maximum illumination at the edge of the property line adjacent to a residential zoning district shall be ½ foot candles.

I. Signs

- **1. Free Standing Signs**: One free standing sign shall be permitted per lot. The sign area shall not exceed thirty-two square feet (32 sq/ft). No free standing sign shall exceed six feet (6 ft.) in height. Monument signs are required. Alternately, creative and well-designed signs may be approved by the Planning Director
- **2. Sign Construction**: Signage shall be designed and constructed to match the primary structure in building materials and design.
- **3. Banners**: Permanent banners shall be prohibited; temporary banners may be displayed in conformance with the City's Zoning Ordinance.
- **4. Motion Signs**: Signs with flashing lights and moving messages are prohibited. Changing text such as date, time and temperature, price of gas or similar items shall be permitted.

	Environmental Analysis
Parcel Size	1.41 acres
Streams and Wetlands	None on the property
Floodzone Information	None on the property
Topography	The property is level
Stormwater	No new development
Photos of Site	Photos will be available at the hearing.

Aerial Map



	Utilities
Sewer	Sewer is available to this property.
	Transportation Analysis
Transportation	Not applicable
Traffic Counts	7,300 Average Daily Traffic (ADT) on NC Hwy 62. 3,600 ADT on Sealy Dr.
Transportation Plan	No improvements are planned for this street.
	Proposed Zoning Conditions
	Protest Petition
Date Received	No protest petition has been filed for this rezoning.
Name of Petition	
Representative	
Number of Signatures	
Valid Protest Petition	
	Planning and Zoning Board Analysis
P&Z Board	
Recommendation	
	Planning and Zoning Staff Comments
Staff Comments:	
Staff Recommendation:	Staff recommends approval of the rezoning request.

Attachment A (Notice of Public Hearing)



Notice of Public Hearing

October 6, 2014

RE: Rezoning Request #Z10-27-14-1

Notice is hereby given that the Planning and Zoning Board will hold a public hearing for a rezoning request.

October 27 at 6:00pm Trinity Council Chambers 6703 NC Hwy 62

Current Zoning: Eastern side is HC (Highway Commercial)

Western side is R-40 (Residential, 40,000 sq ft.)

Proposed Zoning: HC (Highway Commercial) for entire parcel.

Requested by: **Dawn Spencer**

304 Wynham Ave

High Point, NC, 27265

Property Location: 7611 & 7613 NC Hwy 62

Property ID #: 7708755108

Area: **1.66 acres**

Since this notice is sent to property owners that adjoin this site, please discuss it with other residents who may have an interest in the request. Anyone wishing to be heard on this matter should appear at the public hearing, or arrange to be represented.

If you have any questions, please contact Trinity City Hall at (336) 431-2841 or online at www.trinity-nc.gov (public hearings).

Marc Allred Interim Planning Director

Attachment B (Adjoining Property Owners)

PIN#	Name	Address	City	State	Zip
7708751250	Baker, Carl F	5410 Rockford Dr Ext	Trinity	NC	27370
7708752470	Sink, Cynthia Gray Lamar	PO Box 57	Trinity	NC	27370
7708753343	Harris, Thomas W	PO Box 671	Trinity	NC	27370
7708754244	Kennedy, Michael Dexter	PO Box 1013	Trinity	NC	27370
7708755108	Spencer, Dawn	304 Wyndham Ave	High Point	NC	27265
7708755149	Fulp, Robert P	4894 Collins St	Trinity	NC	27370
7708758200	R H Richardson Family LLC	PO Box 163	Trinity	NC	27370
7708757085	Angel, Joan S	PO Box 4395	Archdale	NC	27263
7708755062	Spencer, Kimberlie Everhart	324 Kanoy Rd	Thomasville	NC	27360
7708741812	Trinity Memorial Association	313 Gregg St	High Point	NC	27263
7708740902	Green, Toyd Lee	8602 Vistula Dr	Fort Washington	MD	20744

Attachment C (Application)



The undersigned does herby respectfully make an application and request that the City of Trinity to amend the Official Zoning Map as hereinafter requested, and in support of this application the following facts are shown:

Zoning: Current Zoning <u>RYO</u> Requested zoning <u>H</u> C
Property Owner Information Property Owner: DAWN Spinery Walde Cralatree & Donald C. Spincer Jr Address: 304 Wynhain Ave City: HShPang State: U. Zip: 27285 Kernensvillenu 27295 Phone: (334) 869-9501 (334)880 2094
Site Information PIN# 1708.755708 Property Address: 7(0)3 NC Harry U.2 Deed Book: 1309 Page: 513 Area: Parcel Map: Site Plan:
Applicant Information Applicant: DAWN Spencer, Wade Crabrel & Donald Copencer IV Address: 304446 State: UC Zip: 272-65 Phone: (336)869-9901 Applicant Information Applicant: DAWN Spencer, Wade Crabbrel & Donald Copencer IV 2015 Sunnie Cycle 4015 Cycle 40
Statement of Conditions: woodseard's - Durchasing Mappelly to Copenate - Cultomative niporing Salis
Rezoning Request: #\$Z 10_27_2014_1 Form#11714

1.	Completed rezoning application;
2.	
and;	
	A deed or legal description which establishes
ownership;	If the annual market have done solite on societi
4	If the proposed zoning boundary splits an existing the proposed zoning boundary splits and existing the proposed zoning boundary splits are existent to the proposed zoning boundary splits are existent to the proposed zoning boundary splits are existent to the proposed zoning zoni
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	naterial and fee 20 days before the Planning and Zoning
meeting the request is to be	heard.
un Spenier, Winde Coo	letree murrouments 8/201
Name of Applicant* DSna	
un Currenta los al e asco	ICH Signature of Applicant Date
n spencer waar era	
Name of Property Owner	Signature of Property Owner/Authorized Agent Date
Dissold Chamber	IVI DONOUGH & CHENCH SAN
the Planning Board, staff or notice and hearing, amend, o regulation or maps shall be d	: The City Council may, on its own motion o upon the recommendation upon petition by any person within the zoning jurisdiction, after pub or repeal the regulations or the maps which are part of this ordinance unended, supplement, changed, modified or repealed until after a pub
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